

REVISION	NO.	BY	DATE
SCALE	1" = 200'		
PLD. BK./PG.	DATE		
DRAWN	TIME	5/6/13	

GENERAL LEGEND

- = FOUND CONCRETE MONUMENT (NUMBER/SIZE AS NOTED)
- = FOUND IRON PIN (NUMBER/SIZE AS NOTED)
- = FOUND IRON PIPE (SIZE AS NOTED; NO NUMBER)
- △ = NAIL OR NAIL AND DISK (NUMBER NOTED IF AVAILABLE)
- = SET IRON ROD (5/8", LB 707)
- = SET CONCRETE MONUMENT (4"x4", LB 707)
- ⊙ = CENTER LINE
- = FENCE LINE
- ☆ = LIGHT POLE
- ⊕ = POWER POLE
- ⊕ = POWER POLE AND TRANSFORMER
- = OVERHEAD UTILITY LINE
- ⊙ = WELL
- ⊙ = SPOT ELEVATION
- BM = BENCH MARK
- C/B = CONCRETE BLOCK
- CM = CONCRETE MONUMENT
- N/D = NAIL AND DISK
- FOU = FOUND
- P = IRON PIPE
- R = IRON ROD/PIN
- R/W = RIGHT-OF-WAY LINE
- LS = REGISTERED LAND SURVEYOR NUMBER
- LB = LICENSED BUSINESS NUMBER
- MEA = MEASURED
- DES = DESCRIBED
- PRM = PERMANENT REFERENCE MONUMENT
- POB = POINT OF BEGINNING
- ORB = OFFICIAL RECORDS BOOK
- PI = PLAT BOOK
- PG = PAGE
- POP = PERMANENT CONTROL POINT
- PT = POINT OF TANGENT
- PC = POINT OF CURVATURE
- POC = POINT ON CURVE
- PL = PLAT

SKETCH OF DESCRIPTION

IN SECTION 32-19-25
MARSHA TUCKER
LEESBURG, FLORIDA

HALL-FARNER
AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
PLANNERS

GPS CONTROL SURVEYS

2007 W. BUTLER STREET LEESBURG, FLORIDA 34748
PHONE: (352) 787-5115 FAX: (352) 787-0767

• SERVING FLORIDA SINCE 1962 •

EMAIL: hallfarners@aol.com

Certificate of
Authorization
LB 0707

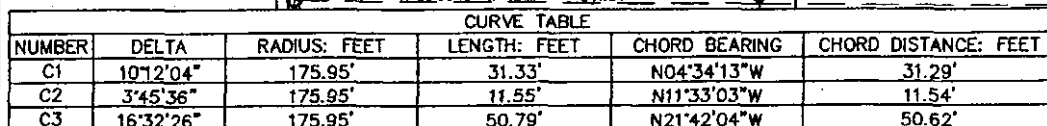
"I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G7-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes."

George W. Farnar, Jr.
Professional Surveyor & Mapper, P. S. & M. No. 4614, State of Florida

Signature Date

NOTE: (1) This drawing is being certified to the date of field work and not signature date.
(2) Copies of this sketch are not valid without signature and the original retained by a Florida Licensed surveyor and mapper.
(3) Certification limited to persons or persons named herein.

PROJECT NUMBER: 13-0188
DWG FILE NUMBER: 30188T01
SHEET: 1 OF 3



REVISION _____	NO. _____	BY _____	DATE _____
SCALE	$1'' = 200'$		

F.L.D. OK/PC _____ DATE _____
 DRAWN TIM 5/6/13

■ = FOUND CONCRETE MONUMENT (NUMBER/SIZE AS NOTED)	☆ = LIGHT POLE	LS = REGISTERED LAND SURVEYOR NUMBER
● = FOUND IRON PIN (NUMBER/SIZE AS NOTED)	⚡ = POWER POLE	LB = LICENSED BUSINESS NUMBER
⊙ = FOUND IRON PIPE (SIZE AS NOTED; NO NUMBER)	⚡ = POWER POLE AND TRANSFORMER	MEA = MEASURED
△ = NAIL OR NAIL AND DISK (NUMBER NOTED IF AVAILABLE)	—OH— = OVERHEAD UTILITY LINE	DES = DESCRIBED
○ = SET IRON ROD (5/8", LB 707)	Ⓜ = WELL	PRM = PERMANENT REFERENCE MONUMENT
□ = SET CONCRETE MONUMENT (4"x4", LB 707)	x 00.00 = SPOT ELEVATION	POB = POINT OF BEGINNING
⊕ = CENTER LINE	BM = BENCH MARK	ORB = OFFICIAL RECORDS BOOK
⊖ = FENCE LINE	C/B = CONCRETE BLOCK	PG = PLAT BOOK
	CM = CONCRETE MONUMENT	PB = PAGE
	N/D = NAIL AND DISK	PCP = PERMANENT CONTROL POINT
	FND = FOUND	PT = POINT OF TANGENT
	IP = IRON PIPE	PC = POINT OF CURVATURE
	IR = IRON ROD/PIN	POC = POINT ON CURVE
	R/W = RIGHT-OF-WAY LINE	PL = PLAT

IN SECTION 32-19-25
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SHEET: 3 OF 3

LEGAL DESCRIPTION: PARENT TRACT

A PART OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGIN AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "K" OF THE FIRST UNIT OF SHADY DELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S.00°05'58"E. ALONG THE NORTH-SOUTH MID-SECTION LINE A DISTANCE OF 650.41 FEET; THENCE S.89°54'02"W., 362.71 FEET; THENCE S.48°28'21"W., 369.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUNNYSIDE DRIVE, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIAL BEARING S.89°28'11"E. AND A RADIUS OF 175.95 FEET; RUN THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALSO ALONG THE EASTERLY RIGHT-OF-WAY OF SUNNYSIDE DRIVE THROUGH A CENTRAL ANGLE OF 30°30'06" A DISTANCE OF 93.67 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK "F" OF SAID FIRST UNIT OF SHADY DELLS SUBDIVISION; THENCE N.00°07'43"E. ALONG THE EAST LINE OF BLOCKS "F" AND "G" OF SAID SUBDIVISION TO A CONCRETE MONUMENT ON THE SOUTH LINE OF SAID BLOCK "G"; THENCE N.89°54'02"E. ALONG THE SOUTH LINE OF BLOCKS "G" AND "K" OF SAID SUBDIVISION 660.0 FEET TO THE POINT OF BEGINNING.
 SUBJECT TO EASEMENT "A".
 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED 10 FOOT WIDE UTILITY EASEMENT:

A 10 FOOT WIDE UTILITY EASEMENT LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "K" OF THE FIRST UNIT OF SHADY DELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN SOUTH 00°05'58" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.41 FEET; THENCE SOUTH 89°54'02" WEST 372.16 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN SOUTH 48°28'21" WEST 360.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SUNNYSIDE DRIVE, SAID POINT BEING ON A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 175.95 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SUNNYSIDE DRIVE THROUGH A CENTRAL ANGLE OF 03°45'36", AN ARC LENGTH OF 11.55 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°33'03" WEST, 11.54 FEET); THENCE LEAVING SAID CURVE RUN NORTH 48°28'21" EAST 354.49 FEET; THENCE SOUTH 41°31'39" EAST 10.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST 1/4, SECTION 32-19-25, AS BEING SOUTH 00°05'58" EAST.
- THIS IS A SKETCH OF DESCRIPTION ONLY, NOT A FIELD SURVEY.
- SITE COORDINATES - 28°47'49.58" N.
 - 81°50'06.93" W.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120421-0340-E, DATED 12/18/2012, THE SUBJECT SITE LIES IN ZONE "X" (NOT IN A FLOOD ZONE).

REVISION	NO.	BY	DATE
SCALE	1" = 200'		
FLD. BK./PG.	DATE		
DRAWN	TIM	5/6/13	

GENERAL LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ■ = FOUND CONCRETE MONUMENT (NUMBER/SIZE AS NOTED) ● = FOUND IRON PIN (NUMBER/SIZE AS NOTED) ⊙ = FOUND IRON PIPE (SIZE AS NOTED; NO NUMBER) (NUMBER NOTED IF AVAILABLE) △ = NAIL OR NAIL AND DISK (SIZE AS NOTED; NO NUMBER) (NUMBER NOTED IF AVAILABLE) ○ = SET IRON ROD (5/8", LB 707) □ = SET CONCRETE MONUMENT (4"x4", LB 707) ⊕ = CENTER LINE —X— = FENCE LINE | <ul style="list-style-type: none"> ☆ = LIGHT POLE ⊙ = POWER POLE ⊕ = POWER POLE AND TRANSFORMER —OH— = OVERHEAD UTILITY LINE ⊙ = WELL 00.00 = SPOT ELEVATION BM = BENCH MARK C/B = CONCRETE BLOCK CM = CONCRETE MONUMENT N/D = NAIL AND DISK FOUND = FOUND IP = IRON PIPE IR = IRON ROD/PIN R/W = RIGHT-OF-WAY LINE | <ul style="list-style-type: none"> LS = REGISTERED LAND SURVEYOR NUMBER LB = LICENSED BUSINESS NUMBER MEA = MEASURED DES = DESCRIBED PRM = PERMANENT REFERENCE MONUMENT POB = POINT OF BEGINNING ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PG = PAGE POP = PERMANENT CONTROL POINT PT = POINT OF TANGENT PC = POINT OF CURVATURE POC = POINT ON CURVE PL = PLAT |
|--|---|--|

SKETCH OF DESCRIPTION

IN SECTION 32-19-25
 MARSHA TUCKER
 LEESBURG, FLORIDA

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Certificate of
 Authorization
 LB 0707

PROJECT NUMBER: 13-0188
 DWG FILE NUMBER: 30188101
 SHEET: 2 OF 3